

**Foxborough Planning Board
Meeting Minutes
October 9, 2014
Boyden Library**

Members Present: Kevin Weinfeld, Gary Whitehouse, John Rhoads, Ron Bressé and Gordon Greene (at 8:00 p.m.)

Members Absent: William Grieder

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

7:00 Review of Old/New Business

Planner's Report

The Zoning Warrant Articles and the Sign Bylaw will be reviewed by the Advisory Committee next Wednesday, October 15th.

Mr. Grieder had received a complaint about the lighting at Jake & Joe's Restaurant. They have replaced the uplights on the building and the parking lot and they are much brighter than they used to be. Ms. Wason would like the Board members to go by and see if they need to be invited in to discuss illumination standards.

The new Cumberland Farms building has opened and Ms. Wason is concerned that the parking spaces are located too close to the traffic flow of the gas pumps; they may need to be restriped. Ms. Wason would also like it to have one-way traffic instead of both ways as it is now.

Discussion of Sumner Estates Subdivision – Rothchild Drive

The residents of Rothchild Drive are concerned about the state of their subdivision; there is work still to be finished. Don Treannie has been invited to the last few Board meetings but has not attended nor has he met with Mr. Mullaney to discuss what needs to be done. Mr. Mullaney has submitted a report and pictures of the area.

Kasey Conahan of 1 Rothchild who has lived in her home for eight years stated that they didn't ask for a lot of the work in the beginning due to the state of the economy but now that the last house was built and sold in 2013 she feels things should be completed. She asked Mr. Treannie and he stated that things would be done in June, 2014 but that did not happen and she never heard back from him.

The Board is holding a \$29,000 cash bond on this subdivision. There are 17 bounds that need to be placed as well as work done on the manholes, granite and guardrails. The paving topcoat needs to be done as there are raised structures presently on the road; cleaning of the stormwater system and the premises also needs to be done. Sixteen shade trees were also supposed to be planted. The Conahan's noted that they planted three trees on their own. They also still have a driveway entrance on Summer Street that was supposed to have been removed.

Mr. Treannie will be sent a Certified Letter asking him to attend the next meeting on October 30th. If he refuses to attend the bond may need to be pulled.

Fairway Woods Subdivision – Request for Reduction of Performance Guarantee

This request will be dealt with on October 30th as the stop line still needs to be painted. The stone wall has been rebuilt but \$200 will be needed for seeding costs. The As Builts has been prepared and the bounds are in and have been confirmed by Mr. Mullaney.

Ms. Jordan has spoken with Town Engineer Chris Gallagher in regards to Carleton and Clarendon; he is very positive that they will be paved before the end of the season.

Town Meeting Zoning Article – Amend Section 11 – Accessory Apartment

Ms. Wason explained that this article is to update the Accessory Apartment definition by adding a not to exceed size and noting it be in an existing single family residence. Apartments in the GB and R15 district will be allowed through the Building Commissioner and apartments in the NB and R40 district will require a Special Permit through the Planning Board.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 4-0-0.

A motion to send a positive recommendation for the new definition of Accessory Apartment was made by Mr. Rhoads and seconded by Mr. Weinfeld. The motion carried 4-0-0.

Town Meeting Zoning Article – Foxboro Center Overlay District

Ms. Wason explained that this article is to add the Foxboro Center Overlay District (FCOD) to Section 2.2 (Overlay Districts) listing as well as to add the map of the FCOD as Appendix C to the Zoning Bylaws.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 4-0-0.

A motion to send a positive recommendation to add the Foxboro Center Overlay District (FCOD) to Section 2.2 and to add the map of the FCOD as Appendix C was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 4-0-0.

Town Meeting Zoning Article – Definition of Height, Building

Ms. Wason explained that this is to change the way the height of a building is determined to make it more consistent with the State Building Code. The Building Commissioner was having to measure twice under both standards.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 4-0-0.

A motion to send a positive recommendation to change the definition of Height/Building in Section 11 of the Zoning Bylaws was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 4-0-0.

Wyman Village Discussion

The Board met with Engineer Bill Buckley of Bay Colony in regards to a Comprehensive Application before the ZBA called Wyman Village. This is a project proposing twenty single family homes off of Community Way. An initial plan has been submitted to the Zoning Board. Mr. Buckley explained that this is a hilly site with an initial 20 – 30 foot climb that levels off and then goes up another 20 – 30 feet. Ms. Wason noted that the number of homes proposed was based on the Housing Production Plan which calls for three bedroom single family homes. There are two isolated wetlands in the location of a former quarry on the property; created wetlands due to the quarry activities but the Conservation Commission thinks that they are certifiable. In the original application, the road was proposed to be twenty feet wide and 1,250 feet long with a 35 foot cul-de-sac. Mr. Rhoads asked if that would be wide enough for a school bus to turn around in as there was a similar situation on Washburn Road at one time. There were no sidewalks proposed and a country drainage system with swales to catch basins. There are poor soils in the area and high ledge; two common septic systems were proposed.

The plans have now been changed somewhat due to comments received at the ZBA meetings and the approval of the IMA with Mansfield for sewer capacity. They will now be proposing using town sewer which changes the location of some of the homes. The road has been widened to 22 feet and 480 feet of sidewalk has been added at the entrance.

Mr. Greene arrived at 8:00 p.m.

The road has been moved away from the wetland which will create more green space for the inhabitants of the wetlands. The decision to use town sewer was made once DPW Director Roger Hill stated that the hookup fees could be paid over time instead of all at once; this opened up the site and allowed the houses to be moved. A low pressure forcemain sewer system will be used and tied into the town lines.

The next ZBA meeting is on October 23rd. Mr. Buckley is looking for any concerns with the density of the project.

Some of the proposed homes are as close as twenty feet apart and located close to the road. Each home does have two parking spaces plus a one car garage.

Mr. Rhoads wanted to know if the Fire Department had any concerns with the proximity of the homes to each other in regards to Public Safety. He also asked if the abutters would be allowed to tie into the sewer line if they so desired.

The project is pretty dense for the R40 district, the average lot is usually around 12,000 sq. ft. If there were sixteen units, the town would still get four which may be better than twenty with five units for the town's count.

The applicant should justify the waivers requested; Mr. Rhoads also suggested that the street trees could be put in other strategic locations instead of the roadway, perhaps used as buffering.

Ms. Wason will work on a draft letter for the Zoning Board.

Economic Development Planning Services RFP Respondent Interviews

Community Opportunities Group

The Board met with members of the Community Opportunities Group, Vice President Wayne Darragh, and Planners Roberta Cameron, Courtney Synowiec, and Jennifer Goldson of JM Goldson who would be working as a consultant for the COG. They introduced themselves and explained their experience in working on these kinds of projects. Ms. Goldson will be in charge of public participation and citizen involvement.

Mr. Darragh and Ms. Synowiec explained their Goals and Objectives, the proposed project schedule, public participation and how the plan would be implemented and benchmarked. They would like to help create a living document for the town. The timeline would be from November to May.

Ms. Goldson explained that she would collaborate with the Board and office staff to organize focus groups and interviews as well as public forums to help get the public engaged through education and input. She would also be using social media and online surveys.

Ginny Coppola of the Board of Selectmen asked about their work on the Dedham Master Plan. Ms. Synowiec explained that they worked in Dedham for eighteen months with Mr. Keegan.

Mr. Weinfeld explained about the Route 1 corridor; there is the potential for economic growth but it is difficult to develop. Participation from the existing landowners would be needed.

When asked why they would like to work in Foxboro, Ms. Synowiec explained that they dealt with Route 1 during the Sign Bylaw process and would like to continue to work with the Board. There is great potential with the coming sewer line.

The Cecil Group

The Board met with Ken Buckland and Nels Nelson of the Cecil Group.

Mr. Buckland explained that they have 20 years of Master Plan experience and will utilize graphic presentations and ensure the plan is implemented. Mr. Buckland feels that the town is in transition and would propose a phased Master Plan utilizing continuity, consistency and completion.

Mr. Buckland explained that they would be using workshops, forums and open houses for public presentations and discussions to help establish clear choices and resolve conflicts.

They would help with implementation by defining goals of the community with a full understanding of the conditions and choices. They would use sustainable planning principles.

Mr. Nelson would start the community conversation through the use of news blogs, social media and visual preference surveys. He would also utilize Facebook and Twitter for more community interaction.

They envision the timeline to have a finished product by April 2015.

McCabe Enterprises

The board met with Kathy McCabe of McCabe Enterprises, Jennifer Mecca, Tim Thies and John Shevlin of PARE Corp. Paul Lukez of Lukez Architecture was not available this evening, but would also be on the team. Ms. McCabe explained that they are four small firms working together with a strong local presence. They would like to build on their previous work on the first phase of the Master Plan. They envision being completed by March 2015 and finalized by May 2015.

They would engage the public by conducting weekly polls as well as open houses and workshops. The team and the Board then discussed some of the aspects of the process.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Diana Gray

Approved by: William Grieder

Date: 10/30/14